

268 Mill Ave
Hampshire, IL 60140

For Lease

MLS #12474614

OFFICE



OFFICE & TRAILER 680 - 1,380 SF

\$750.00 - \$850.00 PER MONTH (GROSS)

Office Space

680 SF Office / 1,380 SF Contractor Trailer

Office space now available in this 3,178 SF multi-tenant building. Also available, trailer space with dock door and yard space. **Ideal for contractor.**

Unit 3: 680 SF open space with lots of natural light, private entrance and one ADA bathroom.

Tenant has full access to common 2nd floor conference room, main floor kitchenette and additional bathrooms. \$750/mo. Gross (\$13.23 psf). Tenant responsible for utilities.

Contractor Trailer: 1,380 SF heated, with 19'x23' office, 29'x23' open storage and two smaller office/ storage rooms. No bathroom or water. Raised 8'x8' overhead door. \$850/mo. gross (\$7.39 psf).

Yard space also available. Pricing determined based on tenant needs.

Specifications

Description:	Office & Storage Space
Building Size:	3,178 SF
Year Built:	1960
HVAC System:	GFA/ Central Air
Electrical:	120 Amp 220V
Washrooms:	1 in Unit / 2 Common
Ceiling Height:	10 ft
Parking:	Ample
Sewer/Water:	City
Zoning:	B1
Utilities:	Tenant Responsibility
CAM & Taxes	Included
PIN #:	01-21-401-020

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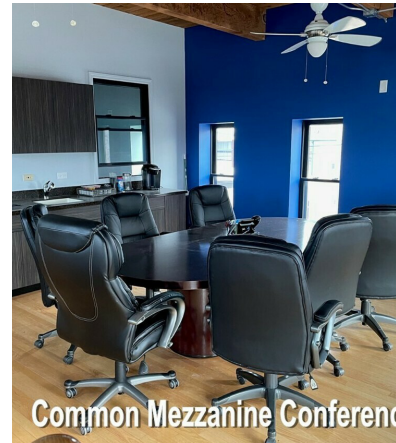
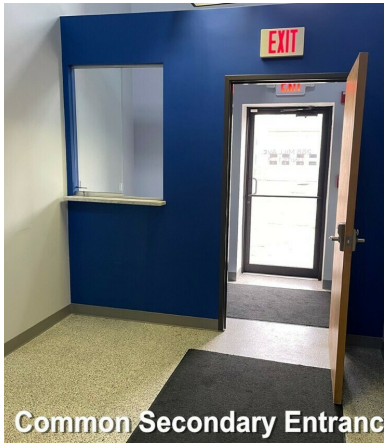
Senior Broker
Sharon Glasshof
SharonG@PremierCommercialRealty.com
O: 847.854.2300 x14 C: 847.533.6974

www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

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Common Secondary Entrance

Common Restrooms and Break Area

Common Mezzanine Conference



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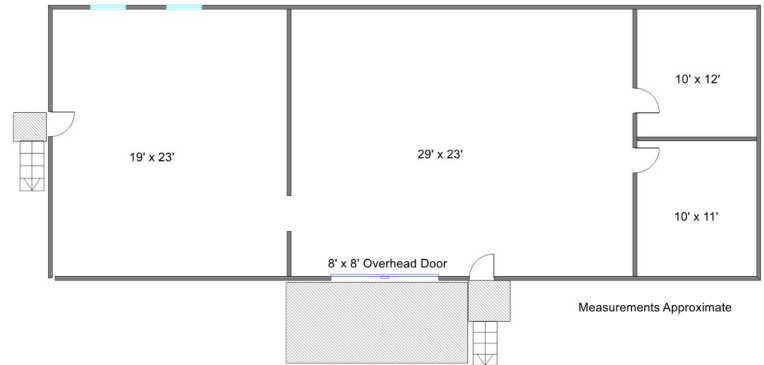
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